

The Lodge
2 Dykes End
Collingham
Nottinghamshire

Potential Bat Roost Assessment Report

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1.0 INTRODUCTION

- 1.1 This report has been prepared on behalf of the client by Jenny Wheeldon, an Ecologist who is a full member of Chartered Institute of Ecology and Environmental Management (CIEEM) with over 20 years' experience in the field of Ecological Consultancy and who holds a Level 2 protected species license for bats (Reference Number: 2015-12340-CLS-CLS).
- 1.2 Field surveys and reporting work have been conducted in accordance with the Chartered Institute of Ecology and Environmental Management's: Code of Professional Conduct and Report Writing Guidance. The relevant best practice guidelines for surveys and mitigation have also been adhered to wherever relevant and any deviations from these have been explained and/or justified by the author.
- 1.3 The survey and report were completed on behalf of the client, in respect of proposals for series of localised maintenance and renovation works on the exterior of The Lodge which is a Grade II listed building. The dwelling is located at 2 Dykes End, Collingham, Nottinghamshire (Central OS grid Ref: SK829613) hereafter referred to as 'the site'.
- 1.4 The objective of the survey as detailed in this report was to identify the presence, or the potential for the presence, of bats whose disturbance may require consent under the Wildlife and Countryside Act, 1981 (as amended) or the Conservation of Habitats and Species Regulations 2017 (as amended). This report contains the results of the survey and recommendations for further surveys and/or mitigation if required.
- 1.5 A potential bat roost assessment (PBRA) of the building subject to proposals was undertaken on 21st March 2024. This report contains the results of this assessment and includes the potential of the house to support other protected species in particular nesting birds.

Site Description and Context

- 1.6 The site consists of a house and grounds which is set in a semi-rural location on the southeast edge of the village of Collingham, north of Newark, Nottinghamshire.
- 1.7 The Lodge is a detached two storey dwelling constructed from red brick dating from the late 18th century. It is a Grade II listed building, together with the boundary wall forming the northern and western boundaries. The Lodge is in the Collingham Conservation Area. It is situated adjacent to other traditional residential properties set in large, mature gardens with farmland beyond the village and in the wider countryside. Several flooded gravel pits and the River Trent lie approximately 1.5km to the southwest.

Development Proposals

- 1.8 A Heritage and Design and Access Statement has been prepared to support a Planning and Listed Building Consent Application submitted to Newark and Sherwood District Council for repairs and replacement gates. The works are listed below:

The House

- Install lead flashing to cellar entrance roof.
- Re-Point brick arch above cellar entrance
- Rake out and repoint an area on the east gable.
- Install 2 No air bricks to subfloor on west elevation, together with repointing at low level.
- Remove an area of cement render to 300mm on north elevation.
- Structural works to floor joists in the cellar as detailed by Structural Engineer.
- Rake out and repoint cementitious mortar to rear of porch down pipe. • Rake out and repoint cementitious mortar above glasshouse.
- Proposed slate vent to first floor bathroom.
- Lift and re-bed roof coping stones.
- Rake out cracked mortar to stone heads and jambs on bay window (south elevation) – repoint with lime mortar.
- Install 3 No air bricks at ground floor level under each bay window on the south elevation.
- Replacement of a gate into the archway attached to the east elevation with a metal blacksmith fabricated gate.

Boundary Wall

- Repair/Replacement of the existing timber gates in the boundary wall because they are rotten.

Glasshouse

- There is water ingress into the glasshouse and the repairs involve the careful removal of the glass panes, rake out the failed putty and rebates. Replace putty and all existing panes. Any damaged panes will be replaced on a 'like for like' basis.
- Alterations to the hidden lead valley gulley to improve drainage.
- Re-point cracked mortar in brickwork at glasshouse corners with lime mortar.

Relevant Legislation

- 1.9 All British bat species and their roost sites are protected under the Wildlife and Countryside Act (WCA) 1981 as amended and are included in Schedule 2 of the Conservation of Habitats and Species (Amendment) Regulations 2017. Combined, this legislation means that it is illegal to:

- Deliberately or intentionally kill, injure, or take a bat.
- Deliberately, intentionally, or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not)
- Deliberately, intentionally, or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.

2.0 METHODOLOGY

Bats: Potential Bat Roost Assessment

- 2.1 The affected building is a two-storey dwelling with a cellar. The building and associated boundary walls were assessed for potential to support roosting bats using statutory guidance (Natural England) and best practice survey methodology. The survey was undertaken by an ecologist with a Natural England level 2 class licence to survey for bats (reference number: 2015-12340-CLS-CLS).
- 2.2 Where appropriate the building was inspected internally and externally using close focussing binoculars and a high-powered torch where appropriate. Features such as small gaps around or under barge/soffit/fascia boards, flashing and or raised or missing roof covering which have the potential for use as access points, were noted. Evidence that bats actively used such features included: staining within and around the gaps or bat droppings / urine staining under gaps. The presence of cobwebs and or general detritus within and around potential access points was used as an indicator that bats had not recently used the area to access the building.

Breeding Birds

- 2.3 In addition to bats the survey also considered any presence of nesting birds or evidence of use such as droppings and nesting material. These were also noted if observed.

Survey Constraints

- 2.4 The location of the proposed slate vent was in an area which could not be viewed from ground level given the design of the roof. However, the owner provided drone footage of the location from which it was possible to make an assessment and establish any presence of potential bat roost features (PRFs). The underside of the roof in this location was also viewed internally via access to the roof void to ascertain presence of access points.

Report & Survey Validity

- 2.5 This report and the survey data within it are valid for 12 months from the date of the survey. After this time surveys may need to be repeated or updated.
- 2.6 It should be noted that any changes, man-made or natural, to the buildings or habitats on site within this time period are out of the authors control but may impact the validity of the survey results included within this report.

3.0 RESULTS

- 3.1 Photographs of the property and areas of proposed works have been provided for further information in Appendix 1.
- 3.2 The main property was a two-storey residential brick-built dwelling with pitched roof. The main area of the roof was covered with clay tiles with a small portion covered by slate tiles. The latter area was the location of the proposed tile vent.
- 3.3 A glasshouse was attached to the ground storey at the rear of the house and a small cellar was also present beneath the property.
- 3.4 The exterior of the building had been well maintained with proposed works largely to replace unsuitable mortar and improve the repointing on walls and under coping stones. The installation of a roof vent will require the removal of a small area of slate tiles.
- 3.5 There were several areas around the property where lead flashing had been installed to prevent water ingress. Narrow strips of flashing were noted around the chimneys and adjacent to areas of coping stones on the roof gables. It was also used where the glass house attached to the rear of the property and along the top of the cellar access door.
- 3.6 Only part of the property contained a roof void with other sections converted as internal living areas. The roof void was split into sections with the largest area featuring underfelt on the underside of the clay tiles. However, the smaller section with slate tiles (location of new slate vent) was not covered and the existing tiles in this location had been sealed underneath with mortar. As such no potential access points which could be used by bats were noted in this location.
- 3.7 Cellar: The cellar was small and split into two sections. Both were well sealed from the exterior with no obvious potential access points. No evidence of bats was noted during the internal inspection and this area was considered unsuitable for use by hibernating bats given the lack of suitable access points and internal roosting features.
- 3.8 Boundary Walls: The boundary garden walls were constructed from brick. These are also subject to works including a replacement gate but were not considered suitable structures which could support roosting bats.
- 3.9 No internal or external evidence of bats was found associated with the building and the areas subject to proposed works. The roof of the dwelling was in good condition with no obvious gaps along the ridge tiles or under the coping stones. Existing lead flashing where present was also tightly sealed as were the clay and slate tiles on the various sections of the roof.
- 3.10 A section of tiles along the roof of the cellar access was raised slightly along its length with some mortar infilling which had become loose. This will be replaced as part of the works. The tiles in this location had lifted slightly in several places and with missing/loose mortar this had resulted in shallow

crevices beneath. These could easily be inspected from ground level and the features were unsuitable for roosting bats and offered no access to the cellar area below this area of the building.

- 3.11 The existing external brickwork on the property was already well pointed with nothing but superficial shallow gaps noted in all areas subject to repointing works.
- 3.12 Potential external access points/PRFs which could be used by roosting bats were generally very limited within the property. However, there was potential for some gaps or crevices at the eastern gable particularly at the apex. This was difficult to assess from ground level given the presence of barge boards. Given that this area and the adjacent roof is located well away from any of the proposed work areas it will not be affected during this round of works. However, if any future works are planned for the eastern section of the house/roof then further surveys to establish presence/absence of bats maybe required.

Breeding Birds

- 3.13 As the building was well maintained it was not considered to offer opportunities for breeding birds. No evidence of existing or historical nesting was noted anywhere on the building or in the roof voids at the time of survey.

4.0 DISCUSSION & RECOMMENDATIONS

Bats

- 4.1 Given the localised nature of the works and the lack of suitable access points/PRFs in areas affected, bats are **not currently considered to be a constraint to the proposed work schedule.**
- 4.2 No evidence of use by bats was noted and no further surveys are considered necessary at this time. However, bats are transient in nature and evidence of occasional use by crevice dwelling species can be difficult to detect. Therefore, any works should proceed with caution and if bats or bat droppings are found then all work should stop immediately, and a licensed bat worker should be contacted for further advice.

Breeding Birds

- 4.3 No evidence of breeding birds was noted at the time of the survey and the building offered little in the way of opportunities for nesting. No further surveys are considered necessary prior to works. However, all birds are protected whilst on the nest under the Wildlife and Countryside Act 1981 (as amended). Works should cease immediately and further advice from an Ecologist should be requested in the unlikely event that nesting birds are found.

Biodiversity Enhancements

Where feasible, consideration should be given to the provision of bat features within the garden of the property. This would increase the availability of roosting opportunities within the area. Bat boxes should be attached at a minimum height of 3m on the south and southeastern aspect of a suitable tree. By providing 2 or 3 boxes on different aspects a range of conditions can be provided so bats can move between them. Biodiversity enhancement features could include external bat boxes (Schwegler 2F or similar) which could be attached to mature trees with a clear, uncluttered flightline to them.

5.0 REFERENCES

- Bat Conservation Trust: Bat Surveys: Good Practice Guidelines, 4th edition, (2023)
- Biodiversity – Code of Practice for Planning and Development, BSi (2013)

APPENDIX 1: PHOTOS



Front (northern aspect) of property.



Rear (southern aspect) of property with glass house and bay window.



Location of proposed slate vent (marked in red). No PRFs noted and tiles sealed with mortar underneath.



Internal roof void. Underside of slate roof at location of proposed roof vent. No potential access points or evidence of bats in this void.



Cellar access door. Tiles along wall to be replaced. Shallow crevices unsuitable as PRFs.



Internal view of small cellar. No obvious access points and well-sealed. No evidence of bats.



Area of brick work to be repointed near glasshouse. No PRFs present in this area.



Coping stones to be replaced along gable. No PRFs under stones or adjacent lead flashing which was very well sealed.



Schwegler 2F bats boxes could be provided as biodiversity enhancement on retained mature trees in the garden